

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Industries & Commerce Department - Allotment of General Engineering Workshop in B-7 shed situated at Marripalem Industrial Estate, Visakhapatnam for a period of 25 years on lease basis to M/s. Srivalli Shipping & Transport, Visakhapatnam - Orders – Issued.

INDUSTRIES & COMMERCE (MSME) DEPARTMENT

G.O.Ms.No. 69.

Dated:20.03.2012

Read the following:-

- (1) G.O.Ms.No.43, Public Enterprises (II) Department, dated:18.11.2002.
- (2) G.O.Ms.No.90, Industries& Commerce (SSI) Department, dated:22.3.2006.
- (3) G.O.Ms.No.63, Finance (Expr.I&C) Department, dated:18.4.2011.
- (4) From the District Collector, Visakhapatnam, Lr.No.2971/AN/2011, dated:22.8.2011, addressed to Commissioner of Industries, Hyderabad.
- (5) From the Commissioner of Industries, Hyderabad, Lr.No.29/1/2011/ 0226, dated:21.9.2011.

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ORDER:

In the G.O. 1st read above, Government issued orders transferring the properties belonging to Andhra Pradesh Small Scale Industries Development Corporation Limited (APSSIDC) at Kapparada (V), Visakhapatnam and Raw Material Servicing Centre at Kapparada (V), Visakhapatnam to Industries Department for setting up of Technical Training Institute in collaboration with German Government at Visakhapatnam. In the G.O. 2nd read above, the Government issued orders for leasing out the land measuring Acs. 5.28 cents along with the existing buildings in Sy.Nos. 39 & 40 at Visakhapatnam for a period of 25 years @ 10% market values as lease rent per annum to the Indo-German Institute of Advanced Technology (IGIAT), Visakhapatnam. The said land is reported to have been handed over to Indo-German Institute of Advanced Technology, Visakhapatnam through General Manager, District Industries Centre, Visakhapatnam leaving the B-7 shed (General Engineering Workshop of APSSIDC) which is adjacent to Indo German Institute of Advanced Technology in possession of Industries Department.

2) In the letter 5th read above, the Commissioner of Industries, Hyderabad has reported that on receipt of application from M/s.SKML Waste Paper Management and M/s.Srivalli Shipping and Transport for long term lease of General Engineering Workshop at B-7 shed situated at Marripalem Industrial Estate, Visakhapatnam, he has requested the Collector & District Magistrate, Visakhapatnam to verify genuineness and suitability of the applicants and make necessary recommendation on the request for allotment of the shed, lease rent and lease period and incremental increase in the lease rent on annual basis. Further the District Collector, Visakhapatnam was also requested by Commissioner of Industries, Hyderabad to send suitable proposal duly incorporating the terms and conditions to lease out the shed duly following the procedure in vogue. Basing on the request of the Commissioner of Industries, Hyderabad, the District Collector, Visakhapatnam has constituted a Committee consisting of Executive Engineer, Roads & Buildings, Zonal Manager, Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC), representative from Municipal Corporation of Visakhapatnam and General Manager, District Industries Centre, Visakhapatnam to assess the requirement of two applicants and to submit a report. The Committee has submitted the report to the District Collector duly considering the request of M/s.Srivalli Shipping & Transport, Visakhapatnam District on merits. The Collector & District Magistrate, Visakhapatnam, has submitted recommendations to the Commissioner of Industries, Hyderabad for taking a decision to lease out the B-7 shed (General Engineering Workshop of APSSIDC) now in the possession of the Industries Department situated at Marripalem Industrial Estate, Visakhapatnam to M/s.Srivalli Shipping & Transport, Visakhapatnam for lease rental of Rs.7 per sft with an escalation of 5% in block of 2 years for a period of 25 years.

(contd....2)

3) The Commissioner of Industries, Hyderabad has further stated that the total area of the above plot is 3,395.28 Sq. Mtrs. as reported by the District Collector, Visakhapatnam and recommended that an extent 3,000.00 Sq.Mtrs. (32,294.7 sft) in favour of M/s.Srivalli Shipping & Transport, Visakhapatnam and an extent of 395.28 Sq.Mtrs (4255.15 sft) in favour of M/s.SKML Wastepaper Management, Visakhapatnam may be leased out respectively. He has requested the Government to take a decision to lease out the said plot to the above mentioned units, subject to the following terms and conditions.

- 1) The lease rental may be taken as Rs.7.00 per Sq.Ft. with an escalation of 5% on completion of every year.
- 2) The lease period may be proposed as 15 years.
- 3) The lessee should not dismantle/construct any permanent building or structures without the prior approval of the Government.
- 4) The lessee should not sublease any portion of the said plot/shed without the prior permission of the Government.
- 5) There should not be any dues to the Government.
- 6) No mortgage of the plot/shed without the prior approval of the Government.
- 7) The plot/shed should be used for industrial purpose only.
- 8) The lessee should leave, as is where is condition, all the structures after expiry of the lease period.
- 9) Any violation of the said conditions will, automatically, cancel the lease agreement and the said plot/shed will be reverted back to the Government without prior notice.

4) Government, after careful examination of the reports of District Collector, Visakhapatnam & the Commissioner of Industries, Hyderabad is hereby decided to allot the B-7 shed admeasuring 3,395.28 Sq.Mts (36,549.85 sft) situated at Marripalam Industrial estate, Kancharpalem, Visakhapatnam to M/s.Srivalli Shipping & Transport, Visakhapatnam on lease basis for a period of 25 years on the following terms and conditions:

- 1) The lease rental may be taken as Rs.7.00 per sq.ft. with an escalation of 5% in a block of 2 years vide G.O.Ms.No.63, Finance (Expr.PW) Department, dated:18.4.2011.
- 2) The lease period be for 25 years.
- 3) The lessee should not dismantle/construct any permanent building or structures without the prior approval of the Government.
- 4) The lessee should not sublease any portion of the said plot/shed without the prior permission of the Government.
- 5) There should not be any dues to the Government.
- 6) No mortgage of the plot/shed without the prior approval of the Government.
- 7) The plot/shed should be used for industrial purpose only.
- 8) The lessee should leave, as is where is condition, all the structures after expiry of the lease period.
- 9) Any violation of the said conditions will, automatically, cancel the lease agreement and the said plot/shed will be reverted back to the Government without prior notice.

5) The Commissioner of Industries, Andhra Pradesh, Hyderabad shall take necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

C.R.BISWAL
PRINCIPAL SECRETARY TO GOVERNMENT (FP) (FAC)

To
The Commissioner of Industries, Andhra Pradesh, Hyderabad.
The Collector & District Magistrate, Visakhapatnam.
The General Manager, District Industries Centre, Visakhapatnam.
M/s.Srivalli Shipping & Transport, No.7, Administrative Building, Visakhapatnam,
Special Economic Zone, Divvada, Visakhapatnam – 530 046.
P.S. to Hon'ble Minister (H&T, SM, SSI, KVIB).
P.S. to Principal Secretary to Government, Industries & Commerce Department (FP).
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER.